

APPEAL INFORMATION

As required by the Revised Statutes of the State of Missouri, the Assessor's Office of the City of St. Louis must reassess all real property every (2) two years to maintain and equalize assessed values.

The assessment percentage for all real property is established by Section 137.115 R.S.Mo. Residential real property is assessed at (19%) nineteen percent and Commercial/Industrial real property is assessed at (32%) thirty-two percent of Appraised Value. The appraised value reflects how much your property is worth in today's real estate market.

If you have any questions concerning the appraised value of your property, please call the number listed below for information. You may also schedule a meeting with the appraisal staff to review the appraised value and to verify the information in the Assessor's records. Meetings will be scheduled with owners or their authorized representative by appointment only. A request for a meeting must be made within (15) fifteen days from receipt of this notice by calling the telephone number listed below, between **8:00 AM and 5:00 PM, Monday through Friday**. All meetings must be completed prior to July 1st. Please provide the Parcel Number and Neighborhood from the Change of Assessment Notice when calling for your appointment. You may still appeal to the St. Louis City Board of Equalization, whether or not you schedule an informal meeting, but correcting any errors at the informal meeting will save time and money for you, the City, and the State.

Forms for appeal to the Board of Equalization must be requested in person or by writing to: BOARD OF EQUALIZATION, ROOM 120 - CITY HALL, ST. LOUIS, MO 63103. Final date for filing appeals (as established by Missouri Statute) is the **second Monday in July**. The Board will conduct hearings by appointment beginning July 1st, and will remain in session (except Saturday, Sunday and Holidays) until August 24th.

Numerous properties located in the City of St. Louis presently receive tax abatement. A complete list is on display in Room 114 of City Hall.

Pursuant to Section 82.817 R.S.Mo., property owners residing outside the city are required to file a registered agent with the Assessor's Office. For more information Call (314) 622-3212.

**FOR RESIDENTIAL APPOINTMENT CALL 589-6581
FOR COMMERCIAL APPOINTMENT CALL 589-6586**

GENERAL INFORMATION

Estimated 2013 tax amount – The page containing the new assessed and appraised values for your property also includes an estimate of what your tax bill will be in November. This feature will help taxpayers who in the past have missed the assessment appeal deadline because they didn't understand how the new assessment would impact their bill. As an added convenience, we have also included your 2012 tax amount.

Tax Rate information, and lots of it – By state law each assessment notice must now include detailed tax information for each taxing district. The back of the assessment notice shows the 2012 tax rate, the estimated 2013 tax rate, the maximum tax rate allowed by law, and contact information for each taxing authority. **The tax rates are set by the individual taxing authorities, not the Assessor's Office.** Please call the respective tax authorities with any questions about tax rates.

Why does the tax rate change each year? – The Hancock amendment to the State Constitution and state law cap how much additional revenue the taxing districts can receive when assessments are rising. That's why in some assessment cycles there has been a rollback in the tax rate. But the reverse is also true, i.e. if assessed valuation drops the taxing districts can increase their rates (up to the original ceiling approved by the voters). The Hancock amendment and state law give each taxing district the OK to collect the same amount of revenue as the year before, plus an inflation adjustment.

How are assessments calculated? – Assessments are based on actual sale prices of similar properties in similar neighborhoods. The condition of the property is also taken into consideration.